



June 6, 2013

Reza Afaghpour, P.E.
C/o Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**Re: Lot 26-A, Block J, Lavaland Addition, 65th ST & Central NW,
Traffic Circulation Layout
Engineer's Stamp dated 5/31/13 (K11-D082)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 5/31/13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

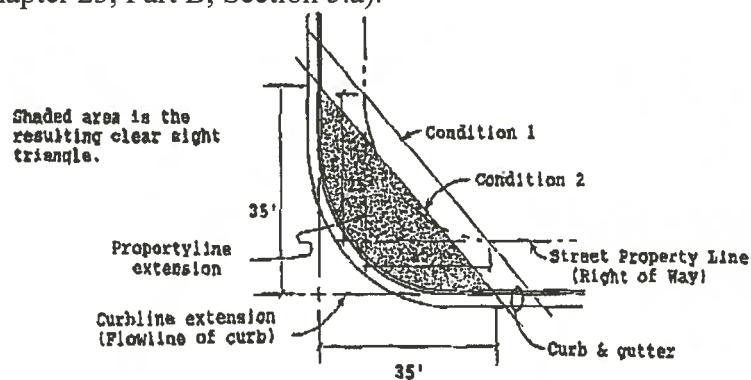
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1. Please include two copies of the traffic circulation layout at the next submittal.
2. List radii for all curb returns associated with drive pads; for passenger vehicles, the minimum radius is 15 feet.
3. Please label and dimension proposed curbing. Curbing should be used to separate landscaping from parking areas and pedestrian ways.
4. Keyed Note #9 is not used.
5. Please provide posted signage for motorcycle stall.
6. Please refer to all applicable city standards.
7. Please ensure all ramps are ADA compliant.
8. Please clarify keyed note #10 pedestrian access way: Pavement striping? Asphalt surface? Elevation difference between public sidewalk and parking area? ADA ramps? Header curb cuts? Please provide details.
9. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
10. List the width of the existing drive pad to remain. Please note the drive pad keyed note #5 refers to an "entrance" but the site layout indicates it functions as an exit only.
11. Please add an additional "Do Not Enter" sign at the one way exit, providing signage on both ends of the driveway. The signs must be placed within the property.



12. The existing drive pad on 65th must be reduced to accommodate the drive aisle and the refuse width only. Please reconfigure curb cut.
13. Has Lee Whistle, COA refuse, approved the location of the dumpster enclosure?
14. The existing sign, keyed note #18, can not overhang into the COA ROW airspace without a Revocable Encroachment Permit.
15. The proposed landscape area may interfere with the sight distance of the intersection. Please add the following note: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." Please see sight distance exhibit at street intersections for clarification (the *Development Process Manual*, Chapter 23, Part B, Section 5.a).



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If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File